

Prepared by:

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214-953-0053

Indexing Instructions: Lot 6, The Crossings at Olive Branch, located in Section 29, Township 1 South, Range 6 West, DeSoto County, Mississippi, per Plat of record in Plat Book 73, Page 1, in the office of the Chancery Clerk of DeSoto County, Mississippi

Return Recorded Documents To:
LandAmerica National Commercial Services
450 S. Orange Avenue, Suite 170
Orlando, FL 32801
Attention: Christi Pawlak 04-00360

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED made this 5th day of August, 2004, between BRINKER MISSISSIPPI, INC., a Delaware corporation (hereinafter called "Grantor"), in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten Dollars and other good and valuable consideration in hand paid by VALENTI SOUTHEAST REALTY, LLC., a Florida limited liability company (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, all of the real property located in the City of Olive Branch, DeSoto County, Mississippi, which is more particularly described to wit:

Final Plat of Lot 6 The Crossings At Olive Branch, filed for record in Plat Book 73, Page 1, DeSoto County, Mississippi, more particularly described as follows:

Beginning at the SW Corner of Lot 5 The Crossings at Olive Branch (not recorded); located in Section 29 Township 1 South Range 6 West; thence N 40°01'54" E a distance of 345.27' to a point; thence N 87°45'30"W a distance of 291.77' to a point; thence S 41°14'19" W a distance of 161.03' to a point; thence, around a curve to the left through a central angle of 02°41'15" an arc distance of 234.05' a chord bearing of S 48°37'30" E a distance of 234.03' to the point of beginning containing 58863.1657 square feet or 1.35 acres more or less.

Subject to all rights of way, easements of record and subdivision regulations in effect for the City of Olive Branch, Mississippi.

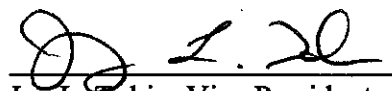
TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns FOREVER, and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Encumbrances, until Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Deed on the date set forth above.

GRANTOR:

BRINKER MISSISSIPPI, INC.

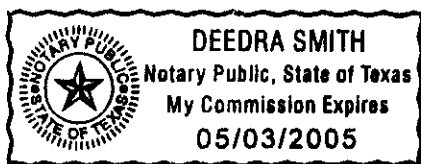
By:


Jay L. Tobin, Vice President and
Assistant Secretary

STATE OF TEXAS)
)
COUNTY OF DALLAS)

On July 15, 2004, before me, the undersigned officer, personally appeared Jay L. Tobin, personally known and acknowledged himself to me (or proved to me on the basis of satisfactory evidence) to be the Vice President and Assistant Secretary of Brinker Mississippi, Inc. (hereinafter, the "Owner"), and that said officer, being duly authorized to do so pursuant to its bylaws or a resolution of its board of directors, executed, subscribed and acknowledged the foregoing instrument for the purposes therein contained, by signing the name of the Owner by himself in their authorized capacity as such officer as his free and voluntary act and deed and the free and voluntary act and deed of said Owner.

WITNESS my hand and official seal, at office in Dallas County, Texas, this 15 day of July, 2004.




NOTARY PUBLIC

Seller:
6820 LBJ Freeway
Dallas, TX 75240
(972) 770-9579

Buyer:
3450 Buschwood Park Drive, Suite 195
Tampa, FL 33618
(901) 462-0470